



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Tuesday, December 02, 2025 at 6:00 PM

108 West Main Street and Virtually

1. CALL TO ORDER

Chairman Emmert called the meeting to order at 6:00 p.m.

2. ROLL CALL

PRESENT: Chairman Bill Emmert, Michael Booker, and Brian Martin; ABSENT: Irv Koning and Riley Pitney

Guests: Attorney Mary Gaziano, Administrator Dienberg.

There were no guests attending remotely.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

No conflict of interest was noted.

4. PUBLIC COMMENT

No members of the public were present to address the board.

5. APPROVAL OF MINUTES

a. Minutes from November 4, 2025

Chairman Emmert made a motion to approve the minutes of November 4, 2025, as presented, seconded by Mr. Booker. Attorney Gaziano noted that on page 2 the word "agriculture" should be "agricultural" occurring in two places. Chairman Emmert amended the motion to to approve the minutes with the changes as discussed, seconded by Mr. Booker. The motion carried unanimously, hearing no objections.

6. DISCUSSION

a. Meeting Schedule for 2026

Administrator Dienberg suggested that the Zoning Board adopt its own rules or procedure as stated in the Unified Development Ordinance Section 4.02.02 (4) Meetings. Chairman Emmert made the motion to hold the Zoning Board meetings on the first Tuesday of each month, seconded by Mr. Martin. The motion carried unanimously, hearing no objections.

b. Table 6.2: Land Use

Administrator Dienberg reported that staff had reviewed **Table 6.2: Land Use** and recommended removing the specific uses marked with red strikethroughs on the provided chart. Attorney Gaziano suggested conducting a word search for each of the identified uses to ensure they are not referenced elsewhere in the text of the Unified Development Ordinance (UDO). Chairman Emmert agreed, noting that the table should be consistent with the UDO text.

7. NEW BUSINESS

None noted.

8. STATUS OF ZONING RECOMMENDATIONS TO BOARD

No updates were noted.

9. EXECUTIVE SESSION

No Executive Session needed.

10. ADJOURNMENT

Chairman Emmert made a motion to adjourn, seconded by Mr. Booker. Meeting adjourned at 6:18 p.m.

APPROVED: JANUARY 6, 2026

Prepared by: Kellie Symonds, Deputy Clerk